



**City Hall Park Improvement Project
Property Owner Meeting
December 14, 2005
Smith Tower, 8th Floor**

AGENDA with NOTES

Introductions

Purpose (Superintendent Ken Bounds, City Council Member Tom Rasmussen)

Ken Bounds introduced the meeting. The purpose of the meeting is to engage property owners, as a specific group of neighborhood stakeholders, in discussions about their interests in improving City Hall Park and its immediate environment, and the roles they can play to realize the improvements. This meeting will provide additional information to assist the Project Advisory Team (PAT) with their work. The PAT is providing ongoing review and recommendations during the project.

Council Member Rasmussen added that Council members had reduced the funding requested by Parks for construction and asked that Parks submit a completed plan for improvements to Council. He was especially interested in exploring the relationship to other area open spaces, public safety, and the relationships to development in the area.

Topics

The following are suggested topics for discussion.

Vision for Improvements (David Goldberg)

- ♦ Review and comment on the PAT's proposed vision for improvements.
 - *(See Status and Vision described in separate attachment)*
 - *William Justen commented that City Hall Park was not in a good location and that consideration ought to be given to selling it and developing the former public safety building site as a full block park. He felt that City Hall Park will always be challenged by the lack of adjacent residents. The public safety building site will be adjacent to a hotel and other residential development.*

Design Challenges (Kenichi Nakano)

- ♦ Preliminary design options for City Hall Park
 - *These can be viewed at <http://www.seattle.gov/parks/maintenance/CityHallPark.htm>*
 - *The consultant is working on refined options that refine Options 2 and 4 on the website.*
- ♦ Interrelationship of City Hall Park, Prefontaine Fountain Plaza and Fortson Square

- *The orientation of the fountain and the bus tunnel entrance make connecting City Hall Park to Prefontaine Place difficult.*
- *Kenichi discussed the possibility of redesigning the fountain at Prefontaine to create a more seamless connection. It could be more of a small amphitheater rather than a raised basin that blocks views up and down Yesler. There is also the possibility of a bus tunnel entrance on the east side of 3rd Ave. That option had been designed to 90% completion during the project but was abandoned due to cost.*
- *The redevelopment of the Campbell Fuller site creates possibilities for Forston Square.*
- *Guillermo Romano mentioned City Design (a division of Planning and Development) was working on the Mayor's South Downtown Initiative and would work with to incorporate ideas, especially how they related to improving open space and the environment for developing housing.*
- ◆ **Circulation/Linkages**
 - *There is strong support for connecting open spaces along the Yesler corridor.*
- ◆ **Surrounding development**
 - *The Campbell Fuller site (201 Yesler Way) had looked into designs for Forston Square that created a concession building / café in order to activate the site. They would like to explore ways of improving the corner but are having difficulty working with SDOT and the community on public/private improvement*
 - *Cindy Bogar from Samis stated that the area is heavily dependent on tourism. When people leave the Smith Tower they won't go south down 2nd Ave or east up Yesler Way. The open spaces need to create improvements that draw people and reflect the history of the area, which is the main tourist attraction.*
 - *CM Rasmussen expressed concern that the property owners across from the Park, on the east side of 4th Ave are not present. He felt that it was important they be tracked down and encouraged to participate.*

Management and Programming

- ◆ **Public Safety**
 - *CM Rasmussen mentioned his effort to get the County and State corrections departments to increase monitoring within the Pioneer Square area to apprehend release convicts who had been barred from the area.*
 - *Tamara Menteer pointed out that the work release program had clients who were not allowed within certain distances of children's play areas. This would need to be addressed if one was located in City Hall Park.*
- ◆ **Management of open spaces**
 - *Ken B. mentioned the Downtown Parks Task Force recommendation that Parks consider Park Rangers. These would be a combination of event coordinators, greeters/information providers and could possibly have power to issue citations.*
- ◆ **Programming and events in the park**

- ◆ Ground floor retail opportunities adjacent to park
 - *The 201 Yesler site hopes to have retail frontage, and is still interested in exploring some use of the Fortson Square area.*
 - *The Archdioces, who manages the Lazarus Center building is required by City legislation to have ground floor services at that site.*
 - *CM Rasmussen mentioned that the DESC hopes to have retail at the corner of Yesler and 3rd Ave. He had spoken with the owner of Bulldog News about if they would be interested. Unfortunately Bulldog indicated that it would be a difficult site from employees view.*
- ◆ Fostering partnerships between building owners, their tenants and Parks
 - *CM Rasmussen and Superintendent Bounds offered to follow up with 201 Yesler on their efforts at Fortson Square.*

Invitees

Kathy Brown, King County Facilities Management Division Director
Bud Parks, Manager

King County owns and manages the Courthouse, the County Administration Building and the Yesler Building. They have an underground access to the courthouse at Fourth Ave and Dilling Way and use the space below Yesler on Fourth Ave for operations and maintenance.

George Castiello, Rhoda Lawrence (BOLA Architecture), Curtis Bigelow (BOLA Architecture), Campbell Fuller Building

The existing Campbell Fuller building will be demolished replaced by a 13-Story low-income residential and retail building

Colin DeCastro, 110 Prefontaine Pl S

This 1909 building, owned by SeaVest, contains 73,470 s.f. of office space leased by non-profits such as Common Ground, public defenders, and service providers including Seattle-King Co. Dept. of Health.

Annie Green, Program Director Lazarus Day Center

The Lazarus is a day shelter that offers and targets services to the elderly homeless community five days a week, year-round.

Bill Hobson, Morrison Hotel Downtown Emergency Services Center

The Downtown Emergency Services Center (DESC), which operates the Morrison, is in the midst of a renovation that should be completed this year. The Morrison provides housing to 190 people and overnight shelter to an additional 200. The DESC is a non-profit organization who serves 5,000 homeless people annually. They offer showers, toilets, washers and dryers, a day-and-night shelter, indoor meals and counseling.

William Justen, Samis Land Company

Samis Land Company owns fourteen buildings in Pioneer Square including Smith Tower.

Tamara Menteer, Program Manager, Harbor Lofts 420 Second Ave. Ext. S. and Frye Hotel 223 Yesler Way

Harbor Lofts opened in 1998 and 11 unique live-work spaces for artists. The Frye Hotel provides 234 units for studio and one-bedroom units for families, seniors, disabled and homeless individuals. It is owned by the Low Income Housing Institute and managed by the Archdiocesan Housing Authority.

Craig Montgomery, Pioneer Square Community Association

The PSCA represents residents and businesses within the Pioneer Square neighborhood.

Cathryn Vandenbrink, Tashiro Artspace Projects, Inc Kaplan Building

The Tashiro Kaplan Artist Lofts provides affordable space for the art, several galleries, a coffeeshop, and the county's cultural agency.

City of Seattle

City Council Member Tom Rasmussen

Mike Fong, Staff

Council Member Rasmussen is the Chair of the Housing, Human Services & Health Committee and Vice-Chair of the Urban Development & Planning Committee. He is especially interested in issues concerning affordable housing, human services, public health, protecting services for seniors and the disabled, human rights, improving delivery of city services and accountability of city departments.

Ken Bounds, Director Seattle Parks and Recreation

B.J. Brooks, Deputy Superintendent

The Superintendent's office is leading the Downtown Parks Task Force, who will advocate for and implement strategies for improving downtown park.

Erin Devoto, Director Planning and Development Division of Parks and Recreation

David Goldberg, Project Planner

The Planning and Development Division is managing the project to improve City Hall Park and to identify the relationships to adjacent open spaces including Prefontaine Fountain Place and Fortson Square.

Guillermo Romano, Director of City Design, City of Seattle

City Design is managing an effort to focus on the neighborhoods of South Downtown, as part of the Mayor's "Center City Seattle" strategy. The Center City strategy focuses on encouraging economic growth, transportation, new housing and great urban neighborhoods in Seattle's downtown core and the nine centrally located neighborhoods immediately around it.

Jordan Royer Mayors Office Policy Advisor for Public Safety, City of Seattle

Jordan is a representative from the Mayors Office and Policy Advisory for Public Safety. He is a member of the Project Advisory Team and coordinates with the Mayors Office.

Francisco Tello, Seattle Police Department

Francisco is a Community Police Officer for the Pioneer Square area.